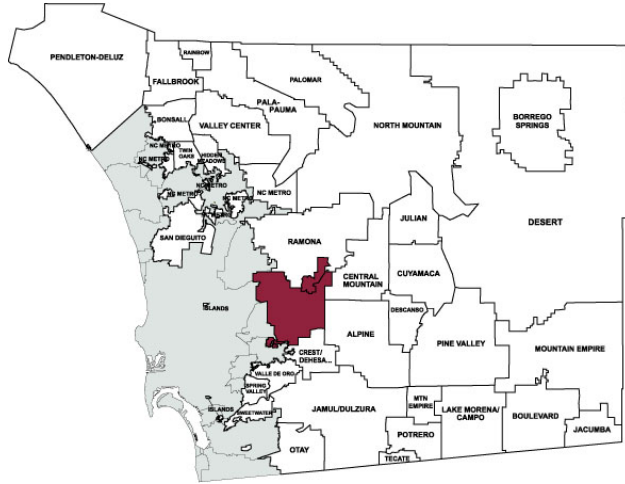


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

LAKESIDE/PEPPER DRIVE-BOSTONIA

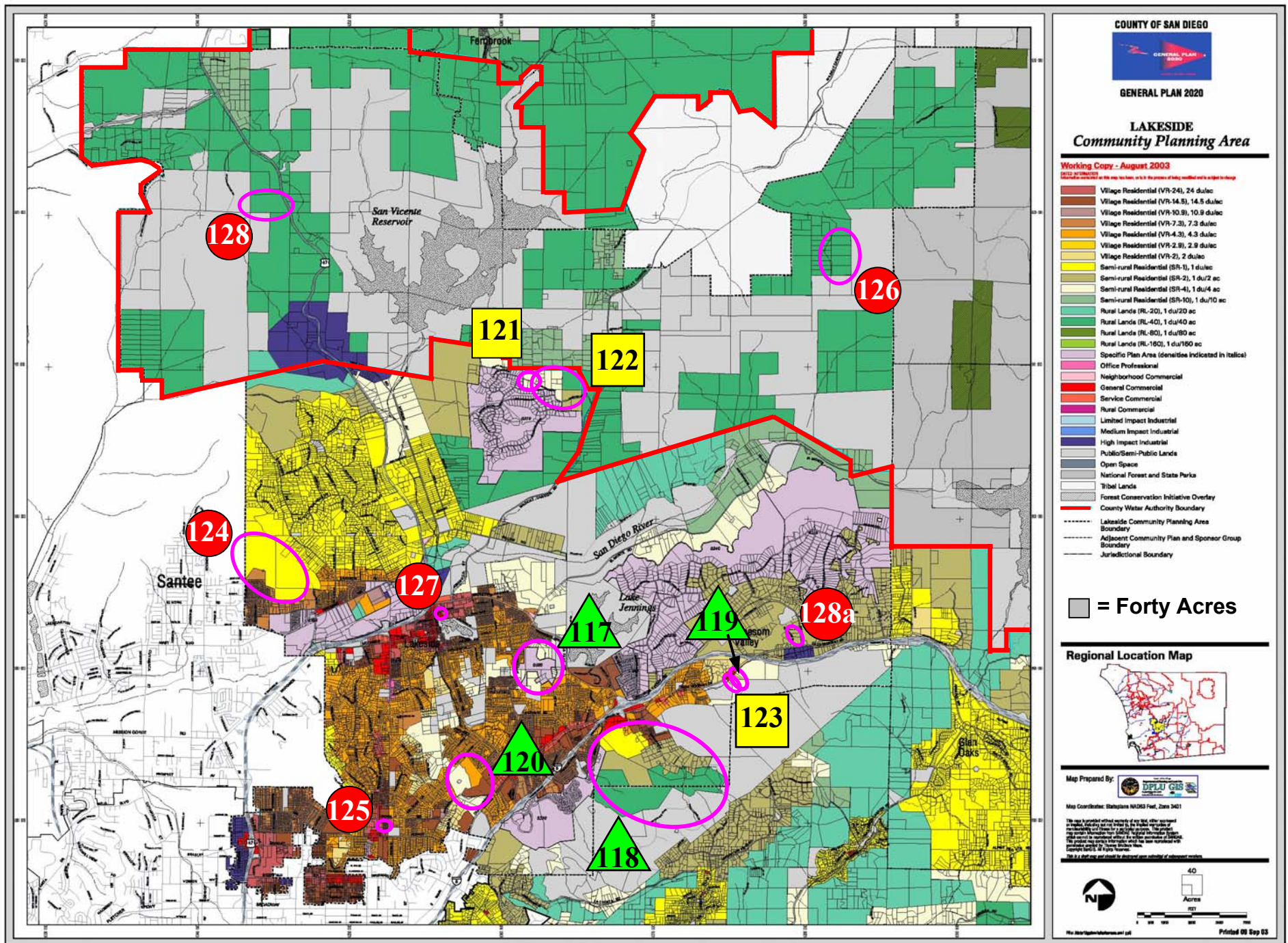


Lakeside had 13 residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 4 referrals meet the GP2020 concepts and planning principles.
- 3 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

Lakeside has a fairly well defined development pattern that is consistent with GP2020's community development model. The Village Core and Village areas are located in the southwestern portion of the planning area. This high-density region is surrounded by lower Semi-Rural densities which then transition to Rural Lands in the northern half of the planning area. Referrals in areas where density transitions to another category provided the greatest challenge. In most cases, landowners and staff were able to reach an acceptable compromise.

Staff did not agree with those referrals that requested a density that would either create an isolated pocket of development or cause an entire area to be inappropriately changed to another Regional Category. Based on established planning principles, such changes would create a disjointed pattern of development that would be inconsistent with the community development model.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
117	<p><i>Thure Stedt</i></p> <p>Inside CWA boundary. Green Hills Ranch. Pipelined Specific Plan</p> <ul style="list-style-type: none"> • 92 acres • Existing General Plan: Specific Plan (1.6 du/acre) 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Specific Plan (1.6 du/acre)</p> <p><u>CPG/CSG:</u> Specific Plan (1.6 du/acre)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Specific Plan (1.6 du/acre)</p>	<p>MAPPING ERROR</p> <ul style="list-style-type: none"> • Referral is based on a mapping error that has now been corrected
118	<p><i>John Musial/Russ Hunt</i></p> <p>Inside CWA boundary. Rios Canyon Ranch, straddles both Lakeside and Crest/Dehesa planning areas. Pipelined TM</p> <ul style="list-style-type: none"> • 595 total acres • Existing General Plan: 1 du/4,8,20 acres with small areas at 1 du/2 acres, 1 du/acre and 4.3 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural/Rural Lands: 1 du/acre, 1 du/2 acres, and 1 du/40 acres</p> <p><u>CPG/CSG:</u> 1 du/10 acres for those areas currently designated 1 du/4,8,20 acres; otherwise agrees with staff recommendation</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural/Rural Lands: <u>1 du/acre, 1 du/2 acres, 1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> – portions of the property that are located close to existing development and infrastructure carry a higher density than portions located next to undeveloped public/semi-public lands • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Large tract of land with varying topography • Split designations allow preservation of steep slopes by clustering development in appropriate areas

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
119	<p><i>Wendy Wyborny</i></p> <p>Inside CWA boundary. Flinn Springs area, south of Old Hwy 80.</p> <ul style="list-style-type: none"> • 2.4 acres • Existing General Plan: 1 du/2,4 acres and General Commercial 	<p><u>GP2020 Working Copy:</u> General Commercial Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u> Village: 2 du/acre</p> <p><u>CPG/CSG:</u> Village: 2 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Village: <u>2 du/acre</u></p> <p>Commercial designations will be discussed with the community at a future time</p>	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> – this parcel is part of a small, fairly flat area across the highway from similar parcels that are designated at 2 du/acre; the area is near the Village Core and has access to roads, public services, and infrastructure
120	<p><i>Lee Vance</i></p> <p>Inside CWA boundary. Part of MSCP archipelago. Pipelined TM</p> <ul style="list-style-type: none"> • 76 acres • Existing General Plan: 1 du/1,2,4 acres and 4.3 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Village: 4.3 du/acre Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Village: 4.3 du/acre Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Village: 4.3 du/acre Semi-Rural: 1 du/4 acres</p>	<ul style="list-style-type: none"> • <i>Balance competing interests</i> – as part of the Lakeside archipelago, this property has significant biological value as well as steep slopes. Split designations allow a project design that will protect the most environmentally sensitive areas while still permitting a reasonable level of development.
121	<p><i>Anton Botter</i></p> <p>Inside CWA boundary. Muth Valley north of High Meadows Ranch, southeast of San Vicente Reservoir.</p> <ul style="list-style-type: none"> • 7 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/2 acres</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Balance competing interests</i> – the area containing this parcel is groundwater dependent and is accessible from Wildcat Canyon Road, which is currently operating at a substandard level of service. The average parcel size is 4.5 acres. This compromise of 1 du/4 acres recognizes existing parcelization without adding significant development pressure.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
122	<p><i>Greg Lambron</i></p> <p>Inside CWA boundary. Muth Valley north of High Meadows Ranch, southeast of San Vicente Reservoir.</p> <ul style="list-style-type: none"> • 78.57 total acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u></p> <p>Semi-Rural: 1 du/2 acres (southeastern portion)</p> <p>Semi-Rural: 1 du/10 acres (northwestern portion)</p> <p><u>Referral Request:</u></p> <p>Semi-Rural: 1 du/2.5 acres</p> <p><u>CPG/CSG:</u></p> <p>Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u></p> <p>Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE</p> <p>Semi-Rural: 1 du/2 acres (southeastern portion)</p> <p>Semi-Rural: <u>1 du/4 acres</u> (northwestern portion)</p>	<ul style="list-style-type: none"> • <i>Balance competing interests</i> – the area containing this parcel is groundwater dependent and is accessible from Wildcat Canyon Road, which is currently operating at a substandard level of service. The average parcel size is 4.5 acres. This compromise of 1 du/4 acres recognizes existing parcelization without adding significant development pressure.
123	<p><i>Nadine Dailey</i></p> <p>Inside CWA boundary. Flinn Springs area, south of Old Hwy 80.</p> <ul style="list-style-type: none"> • 1.5 total acres • Existing General Plan: 1 du/2.4 acres and General Commercial 	<p><u>GP2020 Working Copy:</u></p> <p>Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u></p> <p>Village: 4.3 du/acre</p> <p><u>CPG/CSG:</u></p> <p>Village: 2 du/acre</p> <p><u>Planning Commission:</u></p> <p>Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE</p> <p>Village 2 du/acre</p> <p>Commercial designations will be discussed with the community at a future time</p>	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> – this parcel is part of a small, fairly flat area across the highway from similar parcels that are designated at 2 du/acre. The area is near the Village Core and has access to roads, public services, and infrastructure but is separated from higher densities by a large County park.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
124	<p><i>Greg Lambron</i></p> <p>Inside CWA boundary. Southwest of Eucalyptus Hills. Pipelined TM</p> <ul style="list-style-type: none"> • 178 acres • Existing General Plan: 1 du/1,2,4 acres and 7.3 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre Village: 7.3 du/acre</p> <p><u>Referral Request:</u> Expand area that is designated 7.3 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/acre Village: 7.3 du/acre (no expansion)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: 1 du/acre and Village: <u>7.3 du/acre</u> (no expansion)</p>	<ul style="list-style-type: none"> • Subject to MSCP hard-line agreement – the designations on the Working Copy – December 2002 map are equivalent to the designations on the existing General Plan. This application is consistent with other hard-lined areas.
125	<p><i>W. Jay Pulver</i></p> <p>Inside CWA boundary. Southwestern portion of planning area.</p> <ul style="list-style-type: none"> • 2 total acres • Existing General Plan: 14.5 du/acre 	<p><u>GP2020 Working Copy:</u> Village Core: 14.5 du/acre</p> <p><u>Referral Request:</u> Village Core: 29 du/acre or 24 du/acre</p> <p><u>CPG/CSG:</u> Village Core: 14.5 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Village Core: <u>14.5 du/acre</u></p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Referral consists of several small parcels that are already developed • Higher density would require redevelopment and improved access • <i>Obtain a broad consensus</i> – consistent with planning group recommendation

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
126	<p><i>Leonard, Monica, and Philip Teyssier</i></p> <p>Outside CWA boundary. Barona area, east of Barona and west of El Capitan Open Space Preserve.</p> <ul style="list-style-type: none"> • 80 total acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres with yield reduction for slopes and groundwater; otherwise 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> <ul style="list-style-type: none"> ▪ Largely undeveloped ▪ Remote from public services and population centers ▪ Accessed by Wildcat Canyon Road, which currently operates at a substandard level of service • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ 90 percent of the area has slopes between 25% and 50% ▪ Groundwater dependent ▪ Although referral is adjacent to several 10-acre parcels, these small parcels cover only 150 acres and are the exception rather than the rule • <i>Create a model for community development – Rural Lands designation is consistent with GP2020 planning concepts to provide buffers of low density development between towns and villages</i>
127	<p><i>Angeline Strommet and Josephine Albano</i></p> <p>Inside CWA boundary. North of Lindo Lake.</p> <ul style="list-style-type: none"> • 0.25 acres • Existing General Plan: 43 du/acre 	<p><u>GP2020 Working Copy:</u> Village Core: 24 du/acre</p> <p><u>Referral Request:</u> 43 du/acre</p> <p><u>CPG/CSG:</u> Village Core: 24 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Village Core: <u>24 du/acre</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – the 24 du/acre designation is the highest density available under GP2020; referral's small parcel is already developed</i>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
128	<p><i>Jayson and Phyllis Durham</i></p> <p>Outside CWA boundary. West of SR67 between San Vicente Reservoir and Sycamore Canyon Open Space Preserve.</p> <ul style="list-style-type: none"> • 71.72 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres with yield reduction for slopes and groundwater; otherwise 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> <ul style="list-style-type: none"> ▪ Remote from public services and population centers ▪ Accessed by SR67, which currently operates at a substandard level of service • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ 50 percent of the area has slopes greater than 25% ▪ Groundwater dependent ▪ Surrounded by MSCP Preapproved Mitigation Area ▪ Although there are some nearby parcels that are less than 10 acres, all but one are part of the MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – Rural Lands designation is consistent with GP2020 planning concepts to provide buffers of low density development between towns and villages
128a	<p><i>Jim Waring</i></p> <p>Inside CWA boundary. Blossom Valley area.</p> <ul style="list-style-type: none"> • 16 total acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u> Village: 2.9 du/acre, 4.3 du/acre, or Commercial</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/2 acres</u> Commercial designations will be discussed with the community at a future time</p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ Imbedded within an established Semi-Rural area ▪ Recognizes existing context of two-acre lots • <i>Obtain a broad consensus</i> <ul style="list-style-type: none"> ▪ Incorporates preference of community planning group ▪ Existing uses granted through conditional permits will be allowed to continue